



**Pillans Court**  
Hamilton, ML3 0QD

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Pillans Court  
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Semi

3 Bedrooms  
1 Reception  
1 Bathroom



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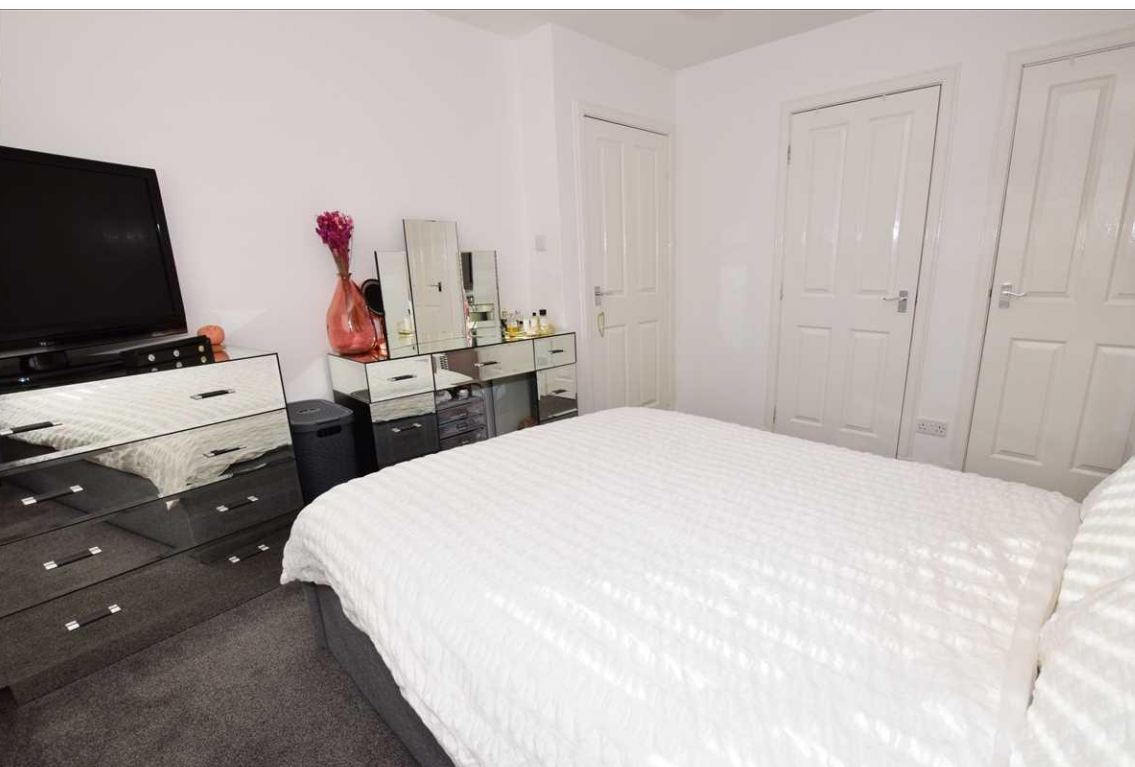
## KEY FEATURES

- Beautifully presented semi-detached home in desirable location
- Lovely lounge with white laminate flooring and fresh neutral decor
- Gorgeous white high gloss fitted kitchen with space for dining and patio doors leading to the rear garden
- Modern fully tiled bathroom suite with shower
- 3 bedrooms, all with tasteful decor
- Fully landscaped, low maintenance rear garden with artificial grass and patio area. 2/3 car driveway to front and side
- Situated in a quiet and desirable cul-de-sac in Burnbank
- Close to local amenities for day-to-day shopping, and Primary schools
- Just a few moments' drive to the East Kilbride Expressway, M74, M8 and M73. Nearby train stations include Hamilton Central, Hamilton West and Blantyre
- COUNCIL TAX BAND:D - EPC RATING: TBC



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## Pillans Court, Hamilton, ML3 0QD

Move On are delighted to present to the market this immaculate 3 bedroom semi-detached home in Hamilton - Pillans Court.

This gorgeous home is finished to a high standard throughout and is in true walk-in condition. The accommodation features: Entrance hallway; front facing lounge with white laminate flooring & fresh neutral decor' stunning white high gloss fitted kitchen, with grey vinyl tile flooring, space for dining, and patio doors leading to the rear garden; 3 bedrooms - again all tastefully decorated; and a modern bathroom suite which is fully tiled with a chrome towel rail and a shower over the bath. There is gas central heating and double glazing.

Externally, the rear garden has recently been fully landscaped and is mostly laid with low maintenance artificial grass and there is a paved patio area; and to the front and side is a 2-3 car driveway and lawn area.

Pillans Court is a desirable and quiet cul-de-sac in the Burnbank area of Hamilton, with a range of local amenities for day-to-day shopping nearby at the Burnbank Centre, Hamilton town centre is within easy reach which has a fantastic selection of retail facilities, shops, bars, restaurants, major supermarkets, and leisure facilities. There are good public transport links nearby, as well as both Hamilton Central, Hamilton West and Blantyre train stations. For those commuting by car, the M74 and East Kilbride Expressway are just a few moments' drive.

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## ROOM MEASUREMENTS

Lounge: 4.90m (16' 1") x 3.82m (12' 6")

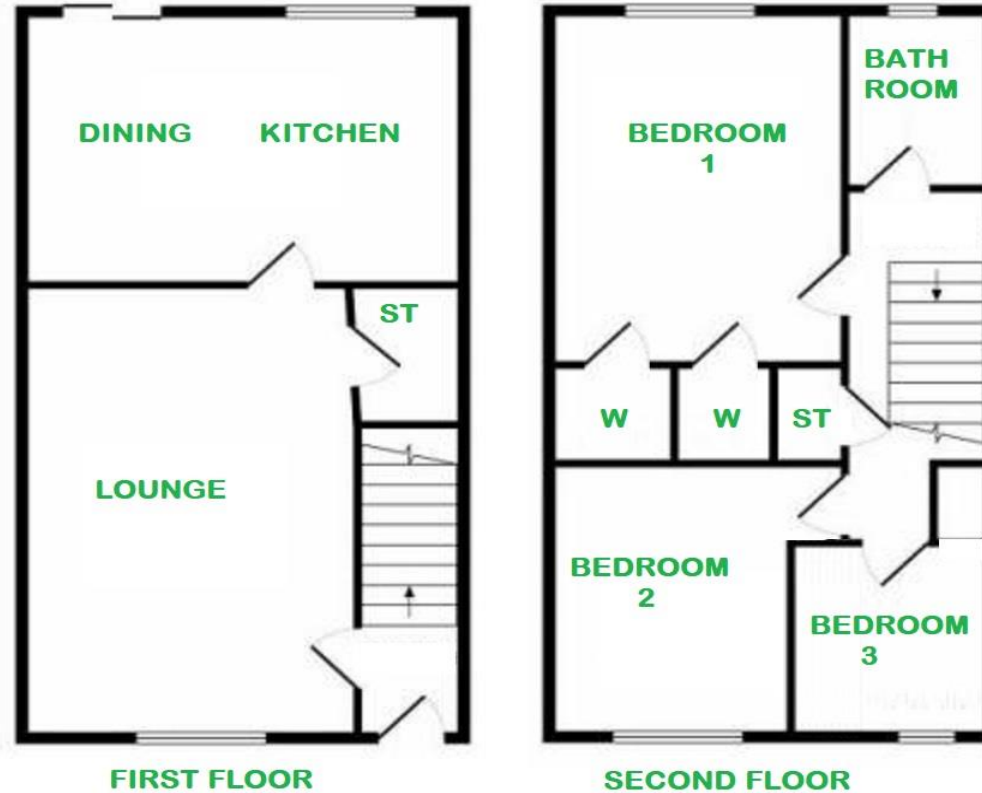
Kitchen: 4.82m (15' 10") x 2.94m (9' 8")

Bedroom 1: 3.62m (11' 11") x 3.12m (10' 3")

Bedroom 2: 3.36m (11' 0") x 2.92m (9' 7")

Bedroom 3: 2.55m (8' 4") x 2.20m (7' 3")

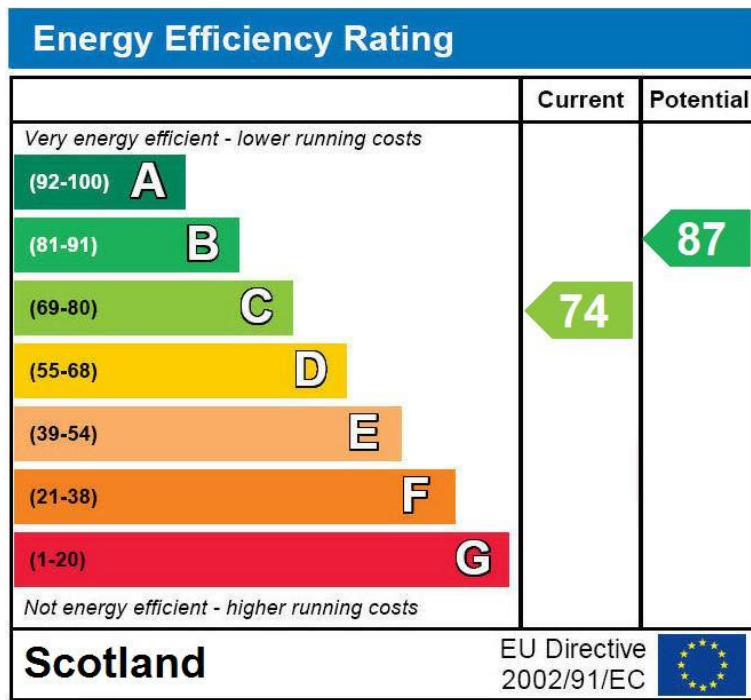
Bathroom: 2.50m (8' 2") x 1.60m (5' 3")



Floor plans are indicative only - NOT TO SCALE

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.



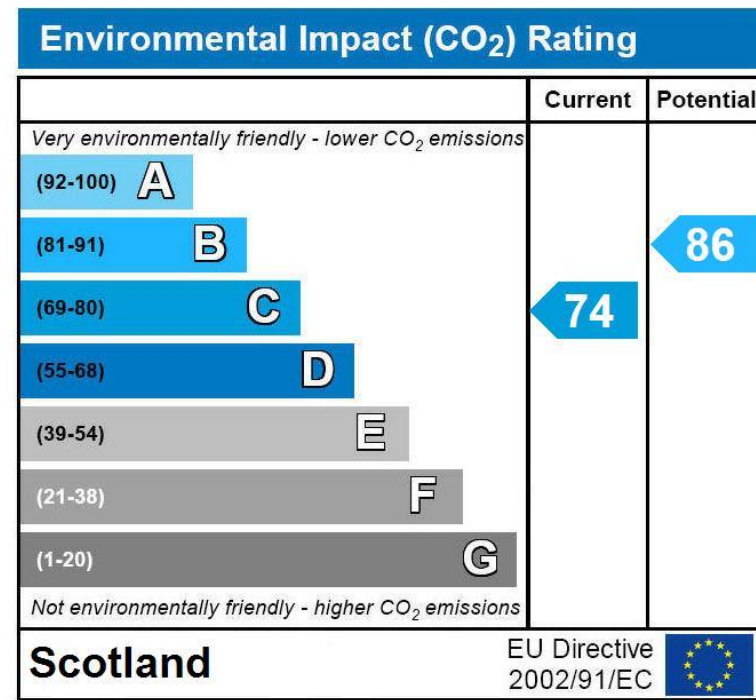


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (74)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (74)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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